

Central Wisconsin Community Action Council, Inc.

EPF&A Committee Meeting Minutes

December 6, 2013

Present: Bill Gomoll, Muriel Harper, Dave Singer, Jim Layman, and John Earl

Excused Absence: None

Staff: Fred Hebert, Kari Labansky, and Donna Lynch

Guests: Charlie Krupa, John Wenum, Renee Greenland, and Scott Beard

1. John Earl called the meeting to order and roll call was taken with five members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the November 8, 2013 EPF&A Committee Meeting.
3. Personnel Issues: Motion approved by unanimous roll call vote to go into Closed Session. Motion approved by unanimous roll call vote to resume in Open Session.
4. Kari Labansky presented preliminary health and dental insurance renewal information including an 11.9% increase in health and 2% increase in dental. The agency is considering possible cost saving measures. Motion approved by unanimous vote to accept the Finance Report with thanks to Kari.
5. Fred updated committee members on Glenville Timberwrights. The original Resolution offered them a loan "buy-out" of \$245,000; \$225,000 right away and \$20,000 payable within 3-5 years. Glenville has contacted their bank and offered a buy-out of \$215,000 with \$30,000 payable within 3-5 years. Motion approved by unanimous vote recommending full board approval of revision to original Resolution which will now read, "**Now there for let it be resolved:** That Central Wisconsin Community Action Council, Inc. will accept a "buy-out" from TS Holmes Properties, LLC of \$245,000 (\$215,000 within 60 days and \$30,000 collected in escrow to be paid back in not more than 8 years) which will release them from the mortgage and mortgage note signed on November 13, 2008. A term of the "buy-out" would be a cash settlement, and further..."
6. The agency was awarded three Federal Home Loan Bank Grants; Rolan's Senior Village - \$48,000, Home Rehab - \$120,000, and WX Deferrals - \$180,000.
7. We will be assuming management of the Section 8 Rental Housing Voucher Program in Jefferson County beginning February 1, 2014. Fred reported he was contacted by WHEDA for possible management of the Voucher Program for Veterans out of the Tomah VA; this would include 40 new vouchers.
8. Social Security has been transferring some of our Rep Payee Program clients to Kim Lyga who has formed her own Rep Payee Agency. Fred contacted the Social Security Office in Wisconsin Rapids and expressed concerns over the recent transfers; hopefully this issue has been resolved.
9. Representatives Ed Brooks and Keith Ripp have been invited to our December Board Meeting.
10. Fred mentioned a group that is trying to get a Men's Shelter up and running in Beaver Dam. They have located a house big enough to accommodate 8 people. Fred offered \$5,000 as a kick-

off to the fundraising they are planning; we would own the house and rent out to New Beginnings who would manage the shelter. The \$5,000 would come out of the Habitat for Humanity donation we received which was to be spent in Dodge County.

11. An Ad Hoc Committee has been formed to conduct the Executive Director Performance Evaluation and Compensation review consisting of Dave Singer, John Earl, Bill Gomoll, John Wenum, and Sandy Wormet. The Committee will meet on Friday, January 10, 2014 at 10:30 am with a lite lunch planned.
12. The Strategic Plan was distributed for review and discussion at the next EPF&A Committee Meeting.
13. Meeting Adjourned – Next Meeting – Friday, January 24, 2014